

# Notice Addendum



## Identification

Reference Number:	22038153
Title:	Emergency Cooling System Repair--James R. Thompson Center, Chicago, IL.
Agency Reference Number:	250-025-029
Agency:	CDB - Capital Development Board
Purchasing Agency:	CDB - Capital Development Board
Purchasing Agency SPO:	Ken Morris
Date First Offered	03/07/2016
Status:	Published

## Overview

### Description and Specifications:

The cooling system at the James R. Thompson Center has failed on numerous occasions and can no longer be sufficiently maintained. If additional cooling pumps fail, the building will not be cooled during the impending summer months potentially causing a building-wide shut down as well as damage to IT systems. An emergency purchase is necessary in order to expedite a review of all repair options in order to have a reliable system as soon as possible.

## Key Information

Notice Type:	Emergency Procurement
Notice Stage:	Notice of Intent
Does this addendum add/or change vendor(s) information? (i.e. vendor name/address, contact information, and/or award amount, etc.)?	Yes
Published:	03/28/2016
Notice Expiration Date:	04/11/2016
Emergency Justification:	The cooling system at the James R. Thompson Center has failed on numerous occasions and can no longer be sufficiently maintained. If additional cooling pumps fail, the building will not be cooled during the impending summer months potentially causing a building-wide shut down as well as damage to IT systems. An emergency purchase is necessary in order to expedite a review of all repair options in order to have a reliable system as soon as possible.
Accordance with Admin Rule:	Danger to public health/safety, Ensure integrity of state records, Minimize serious disruption to critical state services that affect health, safety, or collection of substantial state revenues, Protect against further damage to state property
Professional & Artistic:	No

Small Business Set-Aside: No

Does this solicitation contain a BEP or DBE requirement?: No

Does this solicitation contain a Veteran requirement? No

Relevant Category: Facilities

Total Amount of Award: \$380,000.00 (Total Dollar Value Only/Includes Any Renewal Options)  
 Estimated/Actual Value  
 Description: Ideal Heating Company was chosen to provide the cooling system repairs at the James R. Thompson Center in Chicago, IL. The scope of work provides for labor and material for the installation of 10 new refrigerant pumps to restore the building cooling system and cooling capabilities. Ideal Heating Company was chosen because they are familiar with and in close proximity to the site, they have extensive CDB project experience and can respond immediately to this request for emergency services.

Length of Initial Term: 3  
 Contract Begin Date: 03/28/2016  
 Contract End Date: 06/04/2016  
 Renewal Terms: 0

#### Bidder(s)

Number of Responding Bidders: 4  
 Number of Unsuccessful Bidders: 3  
 Total Number Awarded: 1

Listing of All Bidders/Offerors Considered But Not Selected:

MG Mechanical Contracting, Inc.

Premier Mechanical, Inc.

Amber Mechanical Contractors, Inc.

Source Selection: N/A

#### Vendor(s) Selected for Award

Vendor Name	Amount of Award	BEP Goal %	DBE Goal %
<u>Ideal Heating Company</u>	\$380,000.00	0%	0%

#### Notice Contact

Name: Gerald Burlingham  
 Street Address: 401 S.Spring St..  
 City: Springfield  
 State: IL  
 Zip Code: 62706  
 Phone: 217-558-2192  
 Fax Number: 217-558-1399  
 EMail Address: gerald.burlingham@illinois.gov

**Class Code**

Class Codes:

**NIGP Code**NIGP Commodity/Service  
Code:

031 03 Air Conditioners: Commercial; and Parts and  
Accessories not ...  
031 07 Air Circulation Equipment (Not Otherwise Classified)  
031 09 Air Flow Meters  
031 11 Blowers: Industrial Types  
031 13 Chillers; Heat Exchangers and Receivers  
031 15 Chilled Water Meter System  
031 17 Coils: Chilled or Heated Water; and Direct Expansion  
031 21 Compressors; Air Conditioning: Industrial Type; and  
Parts  
031 24 Controls; Cooling Tower Water Treatment: pH;  
Conductivity; C...  
720 40 Mechanical Pumps and Accessories

Notify Type:

Send email to selected Class Codes only

**Attachments**

To download file(s), click on filename(s) located below. Not all Notice Addendums will have files to download.

File Attachments:

- [Revised AG Memo-Ideal Htg.PDF](#) (21289 Bytes)
- [Ideal NOA ATP 032816.PDF](#) (28132 Bytes)

**NOTICE OF AWARD**  
**OF EMERGENCY CONTRACT**

PROJECT NO.: 250-025-029 BULLETIN NO.: \_\_\_\_\_

PROJECT LOCATION: James R. Thompson Center

VENDOR: Ideal Heating Company (1460)

**NATURE OF EMERGENCY:**

The cooling system at the James R. Thompson Center has failed on numerous occasions and can no longer be sufficiently maintained. If additional refrigerant pumps fail, the building will not be cooled during the impending summer months causing a potential threat to public safety, loss of or damage to state property and disruption in critical State services. An emergency purchase is necessary in order repair the cooling system as soon as possible.

AUTHORIZED START DATE: 03/28/2016

AUTHORIZATION ENDS: 06/04/2016

**SCOPE OF EMERGENCY SERVICES:**

The scope of work provides for labor and material to provide and install 10 new refrigerant pumps, as well as any other repairs that are deemed necessary, in order to insure a reliable cooling system as designed and specified by the Architect/Engineer of record and approved by the Capital Development Board.

**SPECIAL CONDITIONS OR LIMITATIONS:**

Services provided under this procurement should not exceed \$380,000.00 without prior authorization from the Capital Development Board in consultation with the Chief Procurement Office. Ideal Heating Company will provide a cost proposal within 5 days after receipt of the installation specifications/design.

**INCORPORATED DOCUMENTS:**

March 2009 Standard Documents for Construction & Supplement

Design/Specifications provided by the A/E of record and approved by CDB

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**WAS AUTHORIZATION TO PROCEED VERBALLY GIVEN?**

NO x Receipt of this signed Notice authorizes the Vendor to begin work.

YES \_\_\_\_ Who authorized the work, when, under what conditions or limitations, and for what scope:

Christopher R. Miller  
Capital Development Board  
Date: 3/28/16

Margaret L. van Dyke  
CPO/SPO- CDB  
Date: March 25, 2016



Chief Procurement Office Capital Development Board

Margaret van Dijk, Chief Procurement Officer

March 28, 2016

Ms. Rose Tucker  
Office of the Auditor General  
Iles Park Plaza  
740 East Ash  
Springfield, Illinois 62703

**RE: Emergency Cooling System Repair, James R. Thompson Center, Chicago, IL.**

Dear Ms. Tucker:

Attached please find a revised Emergency Purchase Affidavit, with the estimated cost of \$418,500.000 for an emergency project undertaken by the Capital Development Board ("CDB").

This is for the emergency cooling system repairs at the James R. Thompson Center in Chicago, IL. CDB has retained the architectural services of Henneman Engineering, Inc. to design the cooling system component replacements, as the existing architect selection process would have not ensured a timely response. CDB has also selected Ideal Heating Company, located in Chicago, IL., to perform the emergency cooling system repairs. CDB's reference number for this affidavit is 250-025-029.

The emergency was declared under the provisions of Title 44 Illinois Administrative Code, and Section 20-30 of the Illinois Procurement Code [30 ILCS 500/20-30]. This is an emergency involving a threat to public health or public safety, the prevention or minimizing of serious disruption in critical State services that affect health, safety, or collection of substantial State revenues, and protecting against further damage to state property.

Thank you for your consideration. If you have any questions, please contact me at (217) 558-2192.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. S. Burlingham'.

Gerald S. Burlingham  
State Purchasing Officer – Capital Development Board

Enclosure

401 South Spring Street  
316 Stratton Office Building  
Springfield, Illinois 62706  
(217) 558-2156  
(217) 558-5407 Facsimile

## REVISED EMERGENCY PURCHASE AFFIDAVIT

Reference # 250-025-029

Chief Procurement Officer (CPO) making a procurement under Illinois Procurement Code (30 ILCS 500/20-30) shall file affidavit with Procurement Policy Board and Auditor General within 10 days.

Agency: Capital Development Board Division: \_\_\_\_\_Address: 401 South Spring StreetCity: Springfield State: IL Zip: 62706Vendor #1: Henneman Engineering, Inc.Address: 200 S. Wacker Drive, #800City: Chicago State: IL Zip: 60606Vendor #2: Ideal Heating CompanyAddress: 9515 Southview AvenueCity: Chicago State: IL Zip: 60513State of Illinois )  
: SS  
County of SangamonI, Gus Behnke being duly sworn, solemnly swear and affirm that I am Chief Fiscal Officer.

I have authorized the emergency procurement in accordance with standards as established by law and rule in fulfillment of the emergency purchase affidavit provisions of Illinois Procurement Code [30 ILCS 500/20-30] as follows.

- ☒ Involving threat to public health or public safety.
- ☒ Immediate expenditure is necessary for repairs to State property to protect against further loss of or damage
- ☒ To prevent or minimize serious disruption in critical State services that affect health, safety, or collection of substantial State revenues.
- ☐ To insure integrity of State records
- ☐ Quick purchase as provided by Section 20-30 (d) of the Illinois Procurement Code

The conditions and circumstances requiring this emergency purchase, including reason for selection of the particular contractor are:

The cooling system at the James R. Thompson Center has failed on numerous occasions and can no longer be sufficiently maintained. If additional cooling pumps fail, the building will not be cooled during the impending summer months potentially causing a building-wide shut down as well as damage to IT systems. An emergency purchase is necessary in order to expedite a review of all repair options in order to have a reliable system as soon as possible.

Vendor #1 will provide an evaluation of the system, recommendations for solutions, including cost estimates and lead times, and an expedited design and observation of repairs. Vendor #1 was chosen because they are familiar with and in close proximity to the site, they have extensive CDB project experience and can respond immediately to this request for emergency services.

Vendor #2 will provide labor and material to provide and install 10 new refrigerant pumps, as well as any other repairs that are deemed necessary, in order to insure a reliable cooling system as designed and specified by Vendor #1. Vendor #2 was chosen because they have consistently provided excellent work for CDB and can respond immediately to this request for emergency services.

This project began through the emergency selection of an Architect/Engineer ("A/E"); this exempts the selection from a 14-day solicitation required through Qualifications-Based Selection ("QBS"). Considering the time frames needed for the selection, negotiation and execution of an A/E contract followed by bidding and award procedures, repairs at the James R. Thompson Center under the existing processes would likely not begin for several months. For this reason, emergency purchases are necessary to protect against a threat to public safety, loss of or damage to state property and disruption in critical State services.

Vendor #1 Expected Start Date: 03/07/2016 Expected End Date 06/04/2016Vendor #2 Expected Start Date: 03/28/2016 Expected End Date 06/04/2016

Extension of previous emergency purchase: ☐ Yes or ☒ No

*Term of emergency procurement shall not exceed 90 days. Contract may be extended beyond 90 days if CPO determines additional time is necessary; however, prior to execution of extension, CPO must hold a public hearing and provide written description.*

Vendor #1 Expenditure Amount: \$ \_\_\_\_\_ ☐ Actual or \$ 38,500.00 ☒ \*Estimated

Vendor #2 Expenditure Amount: \$ \_\_\_\_\_ ☐ Actual or \$ 380,000.00 ☒ \*Estimated

*\*When only an estimate of cost is available, the actual cost shall be reported immediately after it is determined.*

I am duly authorized to make this affidavit. I know and understand the contents of this affidavit and all statements herein are true and correct. This affidavit is made pursuant to and in fulfillment of the requirements of Illinois Procurement Code [30 ILCS 500/20-30].

Gus Babin

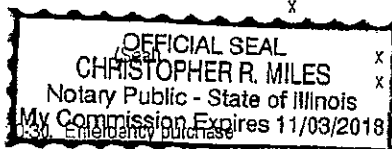
Signature of Affiant

Subscribed and sworn before me this 29<sup>th</sup> day of March, 2016.

Christopher R. Miles

Notary Public

My Commission expires: 11/3/18



Section 130. Emergency purchase

(a) Conditions for use. In accordance with standards set by rule, a purchasing agency may make emergency procurements without competitive sealed bidding or prior notice when there exists a threat to public health or public safety, or when immediate expenditure is necessary for repairs to State property in order to protect against further loss of or damage to State property, to prevent or minimize serious disruption in critical State services that affect health, safety, or collection of substantial State revenues, or to ensure the integrity of State records; provided, however, that the term of the term of the emergency purchase shall be limited to the time reasonably needed for a competitive procurement, not to exceed 90 days. A contract may be extended beyond 90 days if the chief procurement officer determines additional time is necessary and that the contract scope and duration are limited to the emergency. Prior to the execution of the extension, the chief procurement officer must hold a public hearing and provide written justification for all emergency contracts. Members of the public may present testimony. Emergency procurements shall be made with as much competition as is practicable under the circumstances. A written description of the basis for the emergency and reasons for the selection of the particular contractor shall be included in the contract file.

(b) Notice. Notice of all emergency procurements shall be provided to the Procurement Policy Board and published in the online electronic Bulletin no later than 3 business days after the contract is awarded. Notice of intent to extend an emergency contract shall be provided to the Procurement Policy Board and published in the online electronic Bulletin at least 14 days before the public hearing. Notice shall include at least a description of the need for the emergency purchase, the contractor, and if applicable, the date, time and location of the public hearing. A copy of this notice and all documents provided at the hearing shall be included in the subsequent Procurement Bulletin. Before the next appropriate volume of the Illinois Procurement Bulletin, the purchasing agency shall publish in the Illinois Procurement Bulletin a copy of each written description and reasons and the total cost of each emergency procurement made during the previous month. When only an estimate of the total cost is known at the time of publication, the estimate shall be identified as an estimate and published. When the actual total cost is determined, it shall also be published in like manner before the 10th day of the next succeeding month.

(c) Affidavits. A chief procurement officer making a procurement under this Section shall file affidavits with the Procurement Policy Board and the Auditor General within 10 days after the procurement setting forth the amount expended, the name of the contractor involved, and the conditions and circumstances requiring the emergency procurement. When only an estimate of the cost is available within 10 days after the procurement, the actual cost shall be reported immediately after it is determined. At the end of each fiscal quarter, the Auditor General shall file with the Legislative Audit Commission and the Governor a complete listing of all emergency procurements reported during that fiscal quarter. The Legislative Audit Commission shall review the emergency procurements so reported and, in its annual reports, advise the General Assembly of procurements that appear to constitute an abuse of this Section.

(d) Quick purchases. The chief procurement officer may promulgate rules extending the circumstances by which a purchasing agency may make purchases under this Section, including but not limited to the procurement of items available at a discount for a limited period of time. (Source: P.A. 90-572, eff. date - See Sec. 99-5.)

For continuation if necessary:

Reference # 250-025-029

This affidavit revises the affidavit dated March 8, 2016 in order to add a contractor and updated cost estimates for each vendor.